BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3, DETERMINED FROM LINE BETWEEN FOUND MONUMENTS PER (R2) AT STATION 44+47.27, 40.00' LEFT & STATION 36+38.93, 40.00' LEFT. SAID LINE BEARING S18'51'00"E.

PARCEL MAP NO. 31-93

BEING A SUBDIVISION OF APN 020-070-05 LOCATED WITHIN THE NW1/4 OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 23 EAST, M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF MONO COUNTY, CALIFORNIA

> TOTAL AREA SURVEYED: 23.86 ACRES ± GROSS

> > 22.88 ACRES ± NET

NOTES:

RECORDED JANUARY 19, 1926 IN BOOK V AT PAGE 16 OF THE OFFICIAL

THE SUBJECT PROPERTY SHOWN ON THIS MAP IS SUBJECT TO EASEMENT RECORDS OF MONO COUNTY. LEGEND: SET 5/8" REBAR WITH PLASTIC CAP MARKED RCE 14741 FOUND USGLO BRASS CAP SECTION CORNER FOUND USGLO OR BLM BRASS CAP QUARTER CORNER (02 - 070 - 04)FOUND CALTRANS C-MON (STATION & OFFSET NOTED), OR AS EXISTING 20'-WIDE ACCESS EASEMENT RECORDED IN BOOK 0776, AT PAGE 78, & IN BOOK 570, AT PAGE 139 OF OFFICIAL RECORDS OF MONO COUNTY LARSON LN. MEASURED N89'43'E 2,544.3' (R3) (R1) DATA AS PER DEED, RECORDED IN VOLUME 0789 AT PAGE 343 N89*38'18"E 2,546.65' (M) OF THE OFFICIAL RECORDS OF MONO COUNTY. 40' 40" \$89'44'E 704' (R1) 528.12 DATA AS PER CALTRANS RIGHT-OF-WAY RECORD MAPS FOR DRAINAGE EASEMENT HIGHWAY 395, DISTRICT IX, MONO COUNTY, ROUTE 23, SECTION OFFERED FOR L. SHEETS 1 & 2 OF 8. DEDICATION HEREON 50'-WDE RIGHT-OF-WAY FOR PUBLIC DRAINAGE, UTILITY & SLOPE MAINTENANCE PURPOSES OFFERED FOR (R3) PER BLM PLAT OF THE DEPENDENT RESURVEY OF THE SUBDIVISION OF T. 8 N., R. 23 E., M.D.B.&M. ACCEPTED **DEDICATION HEREON** OCTOBER 5, 1945. (R4) DATA AS PER PARCEL MAP 31-47 RECORDED IN BOOK 2 OF PARCEL 2 PARCEL MAPS, PAGES 61-61A IN THE OFFICIAL RECORDS OF $AREA = 6.00 AC\pm (GROSS)$ MONO COUNTY. 50'-WIDE RIGHT-OF-WAY FOR PUBLIC ROADWAY, DRAINAGE, PUBLIC UTILITY & SLOPE MAINTENANCE PURPOSES $AREA = 5.02 AC\pm (NET)$ (R5) DATA AS PER MEMORANDOM OF AGREEMENT RECORDED APRIL OFFERED FOR DEDICATION HEREON 6, 1981 IN VOLUME 322 AT PAGE 270 OF THE OFFICIAL RECORDS OF MONO COUNTY. WATER TANK-30.02 --CALCULATED DISTANCE FROM BEARING-BEARING INTERSECTION PRIVATE ACCESS, DRAINAGE, SLOPE OF LINES. MAINTENANCE & UTILITY EASEMENT STA=46+58.45 E.C. FOR THE BENEFIT OF PARCEL 3 (CFR) CALCULATED FROM RECORD. RESERVED HEREON R=3040.00' (3040' R1, R2) \\ (212.23', R1) (214.00' CFR2) \\ Ton=106.13' (107.04' CFR2) \\ \(\alpha = 3'59'56'' (4'02' R1, R2) \) L=212.17 **EASEMENT NOTES:** THE FOLLOWING AFFECT A PORTION OR ALL OF THE PROPERTY, PARCEL 1 THE EXACT LOCATIONS OF WHICH ARE NOT DISCLOSED OF $AREA = 12.86 AC\pm$ OFFSET= 40.00' L RECORD: BOOK 315, PAGE 279, DOCUMENT #2004000307, OFFICIAL RECORDS, MONO COUNTY, CALIFORNIA CENTERLINE OF 10' POWER EASEMENT-RECORDED AS DOCUMENT#2006007299. W0012'52"W N0010'00'W N0010'00'N OFFICIAL RECORDS, MONO COUNTY, CALIFORNIA. $\widehat{\mathbf{z}}$

CURVE TABLE PARCEL 3 CURVE LENGTH RADIUS TANGENT DELTA $AREA = 5.00 AC\pm$ 135.00' 109.67' 78'10'43" 184.20 174.55' 89'51'10" 274.44 175.00' FOUND 1/2" I.D. IRON-PIPE SET PER (R4) TABLE LINE **BEARING** LINE LENGTH S61*26'35"W PARCEL 1

PARCEL

102-040-291

AREA DESCRIBED IN EASEMENT RECORDED IN

VOLUME 315, AT PAGE

279 OF THE OFFICIAL RECORDS OF MONO

COUNTY

PARCEL 3

PMB 2/61

FOUND 1/2"-I.D. IRON PIPE SET

PER (R4)

PMB 2/61

OFFSET= 40.00' L RECORD INFORMATION: EASEMENT RECORDED JANUARY 19, 1926 IN BOOK V AT PAGE 16 OF THE OFFICIAL RECORDS OF MONO COUNTY DEED RECORDED NOVEMBER 17, 1942 IN BOOK 18 AT PAGE 385 OF THE OFFICIAL RECORDS OF MONO COUNTY DEED RECORDED JUNE 17, 1969 IN BOOK 103 AT PAGE 181 OF THE OFFICIAL RECORDS OF MONO COUNTY DEED RECORDED SEPTEMBER 28, 1979 IN BOOK 279 AT PAGE 395 OF THE OFFICIAL RECORDS OF MONO COUNTY EASEMENT RECORDED JANUARY 7, 1981 IN VOLUME 315 AT PAGE 279 OF THE OFFICIAL RECORDS OF MONO COUNTY MEMORANDUM OF AGREEMENT RECORDED APRIL 6, 1981 IN VOLUME 322 AT PAGE 270 OF THE OFFICIAL RECORDS OF MONO COUNTY EASEMENT RECORDED OCTOBER 31, 1990 IN BOOK 570 AT PAGE 139 OF THE OFFICIAL RECORDS OF MONO COUNTY EASEMENT RECORDED OCTOBER 31, 1990 IN BOOK 570 AT PAGE 140 OF THE OFFICIAL RECORDS OF MONO COUNTY EASEMENT RECORDED OCTOBER 2, 1997 IN VOLUME 776 AT PAGE 78 OF THE OFFICIAL RECORDS OF MONO COUNTY STIPULATED JUDGMENT REGARDING APN 02-090-04 RECORDED AS DOCUMENT NO. 2004000307 OF THE OFFICIAL RECORDS OF MONO COUNTY

STA=36+38.93 F.C

PMB 2/61

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